

All Saints Road



HARRISON
LAVERS &
POTBURY'S



£775.00 Per Calendar Month

A beautifully presented and modernised first floor studio flat. To let unfurnished.



Tel: (01395) 516633
www.harrisonlavers.com

Flat 14, Audley

All Saints Road

Sidmouth

EX10 8DY

14 Audley forms part of a development of flats, located within close proximity of Sidmouth's town centre and the esplanade.

This first floor studio has been refurbished in recent years and is presented unfurnished. The property features a modern kitchen, attractive shower room, neutral decoration throughout and modern flooring, uPVC double glazed windows and electric heating. A particular feature is the undercover balcony which enjoys a pleasant outlook over the communal garden and in a south easterly direction.

Audley is a development available to residents aged 55 and over, set in attractive communal grounds and benefitting from residents parking, laundry facilities and a visitors guest room, together with a bicycle store.

The accommodation with approximate dimensions comprises:

Communal entrance door. Telephone door entry system. Hall, stairs and landing. Door to number 14.

ENTRANCE HALL Door entry telephone. Ceiling down light. Carpet. Part obscure glazed door to:

OPEN-PLAN SITTING/DINING/BEDROOM
Maximum length 6.82m (22'5) x 3.02m (9'11) reducing to 2.02m (6'07) in the bedroom area. A uPVC sliding door to undercover balcony. Electric radiator. Ceiling downlights. TV point. Telephone point. Carpet flooring.

Door to cupboard containing hanging rail and shelf. Further door to walk-in cupboard with hanging rail, shelves and drawers. Light and carpet.

Part glazed door to **KITCHEN** 2.80m (9'2) x 1.73m (5'8) uPVC double glazed window. Modern attractive L shaped kitchen comprising a range of base units incorporating drawers. Stainless steel sink with drainer. Co-ordinated worksurfaces and matching upstands. Freestanding fridge/freezer. Wooden effect flooring. Ceiling downlights.

From the entrance hallway an obscure glazed door to the **SHOWER ROOM** Modern white suite comprising WC, wall hung wash basin with drawer unit and a walk in open ended shower with glazed screen, electric shower, tile effect wall panelling. Wood effect flooring. Heated towel rail. Ceiling downlights. Extractor.

OUTSIDE AND GARDENS There are attractive communal gardens, communal parking for residents and visitors. A shelter providing storage for bicycles and mobility scooters. Charging points available for resident's use.

A **LAUNDRY ROOM** is available for resident's usage. The development offers a guest room for visitors.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is A.

EPC: D

SERVICES: Electric. Mains water and drainage.

REF: DHS02715

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – At August 2026.

TENANCY DETAILS

Rental:
£775.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£890.00 (payable before signing the Tenancy Agreement)

Holding deposit: £178.84

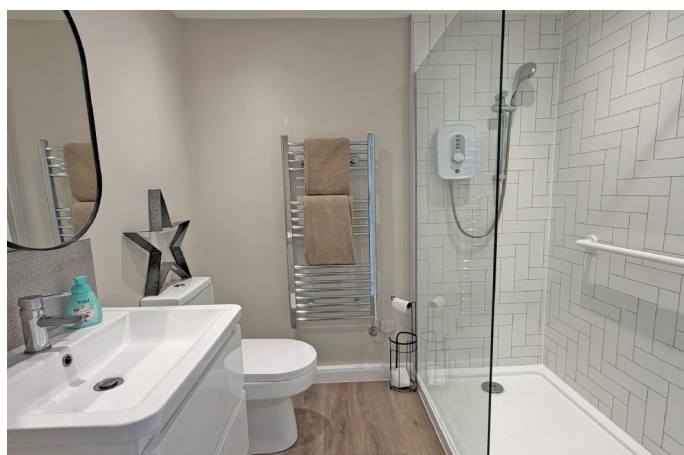
Tenancy Type: Assured Periodic
Available: IMMEDIATELY
Restrictions: Age restriction applies – 55 and over.
No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided through Propertymark.

VIEWING

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.

